



naomi j ryan  
estate agents



House - Townhouse



Bedrooms: 4



Bathrooms: 2



Receptions: 1



Gas Central Heating



Driveway & Garage



Front & Rear Gardens



Council Tax Band: E

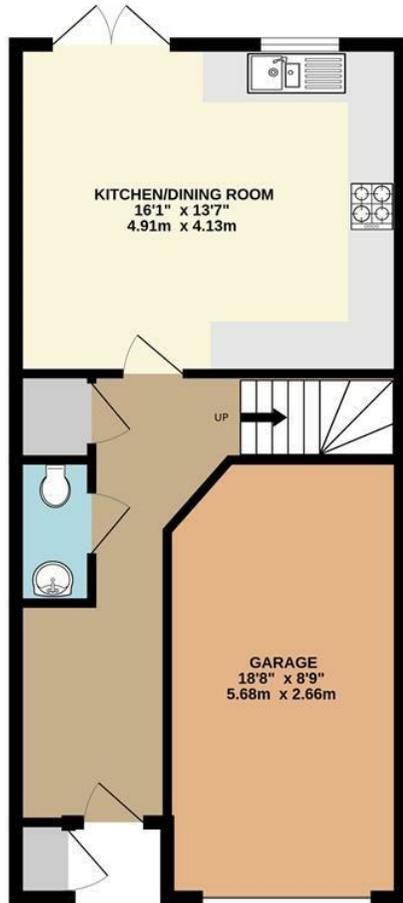
£475,000 Freehold

93 Gras Lawn,

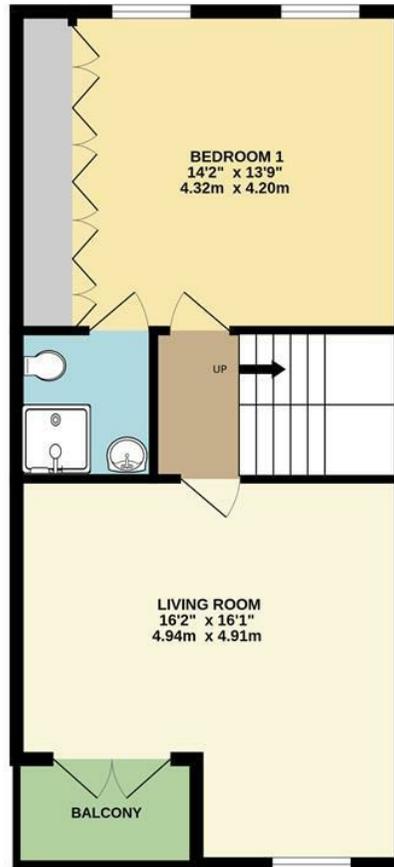
St Leonards, Exeter, EX2 4SZ

[www.naomijryan.co.uk](http://www.naomijryan.co.uk)

GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026



## SUMMARY

Offered to the market for sale with no onward chain this generous four-bedroom townhouse occupies a pleasant cul-de-sac position overlooking a communal green. The property is located in a highly sought-after and convenient area, providing access to the Royal Devon & Exeter Hospital, the City Centre, Exeter's Historic Quayside, and a regular bus service.

Requiring a degree of updating throughout the property features ample and adaptable living space arranged across three levels. The ground floor includes a generous entrance hall, a cloakroom, and an impressive open-plan kitchen/dining area with double doors leading to the garden. On the first floor, there is a spacious L-shaped living room with access to a balcony. The principal bedroom is also located on this level, equipped with an extensive range of floor-to-ceiling wardrobes and an ensuite shower room. The second floor comprises three additional bedrooms and a family bathroom fitted with a four-piece suite. Externally, the property boasts an enclosed, low-maintenance rear garden that provides a significant level of privacy and pedestrian access through a rear gate. At the front, there is a garden, a storage cupboard, a driveway accommodating one vehicle, and access to the single garage.

Naomi J Ryan Estate Agents are delighted to bring this property to the market for sale and highly recommend internal viewing to full appreciate all it has to offer.

## MATERIAL INFORMATION

Construction notes: Unknown.

Heating: Gas Central Heating

Utilities: Connected to mains Gas, Electric, Water & Drainage

Broadband and Mobile Coverage: For an indication of specific speeds and supply or coverage in the area, we recommend checking with Ofcom by visiting their web site. <https://checker.ofcom.org.uk>

## ESTATE MANAGEMENT CHARGE

This property is subject to estate management charge of £465.05 per annum

## 360 VIRTUAL TOUR

A 360 degree Virtual Tour is available to view on our web site.

## REFERRAL FEE DISCLOSURE

We recommend sellers and/or potential buyers use the services of The Mortgage Quarter. Should you decide to use the services of The Mortgage Quarter you should know that we would expect to receive a referral fee of £200 from them for recommending you to them. You are not under any obligation to use the services and can seek alternative providers of these services. Further information is available on our web site.





BRITISH PROPERTY AWARDS 2021 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2022 GOLD WINNER ESTATE AGENT IN EXETER

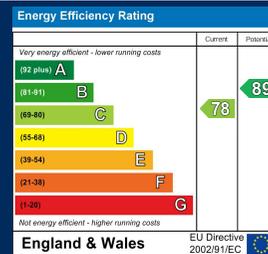
BRITISH PROPERTY AWARDS 2023 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2024 GOLD WINNER ESTATE AGENT IN EXETER

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN EXETER

 **naomi j ryan**  
estate agents

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



18 southernhay west, exeter, ex1 1pj  
t&f . 01392 215283  
e . enquiries@naomijryan.co.uk  
www.naomijryan.co.uk  
company registration number 6693899